

# **LEGAL NOTICE**

## **REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL, CONSTRUCTION AND REAL ESTATE DEVELOPMENT CONSULTANTS WITH GOVERNMENTAL BUILDING, AFFORDABLE HOUSING AND MUNICIPAL REDEVELOPMENT EXPERIENCE WITH THE BOROUGH OF DUMONT**

NOTICE IS HEREBY GIVEN, that pursuant to N.J.S.A. 19:44A-20.4, et. seq. the Borough of Dumont shall pursue a "Fair and Open Process" in awarding a contract for a position set forth more fully below, and hereby solicit qualifications in the form of resumes and letter applications for said positions of the Borough of Dumont, which shall be submitted to the Municipal Clerk at 80 West Madison Avenue, Dumont, New Jersey 07628, with documentation showing qualifications and compliance with criteria set forth by the Borough and by State Statute. All qualifications shall be submitted in a sealed envelope to the Municipal Clerk to be received no later than 12:00 p.m. on August 25, 2015. Interested parties may receive criteria for the position from the office of the Municipal Clerk prior to submission of qualifications.

### **CONTRACTS:**

1. Architectural Consultant: It is the intent of the Borough to solicit Qualification Statements from Respondents that have expertise in the field of architecture, with specific experience in design and construction of governmental operations complexes, i.e. municipal buildings with police headquarters, court facilities and all facilities and amenities required by municipal government. The successful professional will be engaged to review and offer advice and comment on facilities designs and cost estimates produced by the Borough's appointed architect.

2. Construction Consultant: It is the intent of the Borough to solicit Qualification Statements from Respondents that have expertise in the construction industry, with specific experience in demolition, renovation and reconstruction of pre-World War II structures, and construction of residential and commercial, including governmental, buildings and the related site preparation work. The successful vendor

will be asked to advise and consult with the Mayor and Council and their chosen professionals on anticipated tasks and the related costs in construction or renovation of a borough hall complex and affordable housing obligations that the Borough may be required to produce.

3. Real Estate Development Consultant: It is the intent of the Borough to solicit Qualifications Statements from Respondents with experience and expertise in all areas of real estate development and redevelopment, residential and commercial, from site plan concepts and planning, property valuation and acquisition and design and construction of dwellings and structures. The successful vendor will be expected to review and comment on site plan proposals, architectural plans, property valuations and redevelopment plans that may be presented to the Mayor and Council and/or Planning Board for consideration in connection with a new or renovated municipal complex and affordable housing proposals.

**BOROUGH OF DUMONT**  
**By: Susan Connelly, RMC**  
**Municipal Clerk**

**BOROUGH OF DUMONT**  
**CRITERIA FOR SUBMISSION OF QUALIFICATIONS**  
**FOR A PROFESSIONAL CONTRACT**  
**UNDER THE FAIR AND OPEN PROCESS**

NOTICE IS HEREBY GIVEN, for all applicants in positions set forth more fully in a notice of publication for submission of qualifications that shall take into consideration the following factors, which will be weighed by the Mayor and Council of the Borough of Dumont as the basis of an award for professional services most advantageous to the Borough:

- I. Resume and letter application for the Architectural, Construction and Real Estate Development consultant contracts including all documentation that provides the following for evaluation by the Borough Council:
  - a. Experience and reputation in the field for the position sought. Specifically, each candidate should set forth background, education and experience with regard to the areas mentioned in the Legal Notice, to wit, municipal complex construction and renovation and development and redevelopment of property for affordable housing compliance;
  - b. Knowledge of the area of expertise for the individual contracts, including required registrations, licenses or permits, together with projects worked on or completed in the referenced practice areas or construction disciplines;
  - c. Experience and knowledge of the Borough of Dumont and its property values, construction requirements and housing stock and any other critical or specific knowledge or experience the would be of value to the Borough in evaluating its options;
  - d. Availability to accommodate any required meeting of the Borough and its planning, legal and engineering professionals;
  - e. Designated professional and support staff and location of firm's offices;
  - f. References in general and in particular from municipal or other governmental or private entities where the professional or firm has provided services as sought in the Borough of Dumont.
  - g. Copy of Business Registration Certificate, Affirmative Action certification and Certificate of Employee Information Report with the State of New Jersey, and other agency registration or licenses necessary to confirm the legal authority of the submitting vendor to provide such services.
- II. Selection of professionals shall be solely on the Borough Council's evaluation of the submitted material, together with the advice of its professionals in the criteria set forth in this document.

- III. Submit all materials in a sealed envelope addressed to Susan Connelly, RMC, Municipal Clerk, Borough of Dumont, 80 West Madison Avenue, Dumont New Jersey, 07628 to be received on or before 12:00 p.m., August 25, 2015.

**BOROUGH OF DUMONT**  
**By: Susan Connelly, RMC**  
**Municipal Clerk**